

CITY PLANNING COMMISSION MEETING AGENDA

**TUESDAY, SEPTEMBER 13, 2016
1:30 P.M. CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, SEPTEMBER 13, 2016 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. OLD BUSINESS:

- 1. ZONING DOCKET 080/16 – Request by MDAS271828, LLC for a Conditional Use to permit a cultural facility in an S-RS Suburban Single-Family Residential District, on Square 9, Section C, Mirabeau Gardens, Lots 5 and 6 and part of Lot 7, in the Third Municipal District, bounded by Warrington Drive, Mirabeau Avenue, Filmore Avenue, and the London Avenue Canal. The municipal address is 4918 WARRINGTON DRIVE. (PD 6) (NJ) (DEFERRED FROM THE AUGUST 9, 2016 CITY PLANNING COMMISSION MEETING)**

- 2. ADULT LIVE PERFORMANCE VENUE STUDY – Request by City Council Motion M-16-22 for the City Planning Commission to conduct a public hearing and study on the regulation of Adult Live Performance Venues in the City of New Orleans. The study considers amendments to VCE Vieux Carre Entertainment District in the Comprehensive Zoning Ordinance, limitations on the number of such establishments, land use regulatory mechanisms, and use standards. (SL) (DEFERRED FROM THE JULY 26, 2016 CITY PLANNING COMMISSION MEETING)**

3. **ZONING DOCKET 084/16** – Request by CITY COUNCIL MOTION NO. M-16-253 for a Conditional Use to permit drive through facilities at a bank and coffee shop within a shopping center located in an S-B2 Suburban Pedestrian Oriented Corridor Business District and the CT Corridor Transformation Design Overlay District, in the Vista Park Addition Subdivision on Square D, Lot B-1, in the Third Municipal District, bounded by Paris Avenue, Robert E. Lee Boulevard and Aviators and Hamburg Streets. The municipal address is 1532 ROBERT E. LEE BOULEVARD. (PD 6) (TA) (**DEFERRED FROM THE AUGUST 9, 2016 CITY PLANNING COMMISSION MEETING**)
4. **ZONING DOCKET 073/16** – Request by WAYNE LOUIS DARMAS for a Conditional Use to permit a parking lot (principal use) in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, RDO-2 Residential Diversity Overlay District, AC-1 Arts and Culture Diversity Overlay District and EC Enhancement Corridor Design Overlay District on Square 505-506, Lots 4 and 5, in the Third Municipal District, bounded by Saint Bernard Avenue and North Villere, Annette and Urquhart Streets. The municipal addresses are 1383-1385 SAINT BERNARD AVENUE. (PD 4) (DA) (**DEFERRED FROM THE AUGUST 23, 2016 CITY PLANNING COMMISSION MEETING**)

B. NEW BUSINESS:

5. **DESIGN REVIW 091/16** – Request by STUART HALL SCHOOL FOR BOYS for consideration of its Institutional Master Plan for its campus on Square 277, Lots 18, 6-7, 4, B, A, Q, P and an undesignated lot or Lots 18, 4-A, Q-1, and Square 288, Lots 13 and 14 pt. 15 or Lots 13 and 14, in the Seventh Municipal District, bounded by South Carrollton Avenue and Spruce, Dublin and Sycamore Streets. The municipal addresses are 2014-2018 SOUTH CARROLLTON AVENUE, 8121-8127 SPRUCE STREET, AND 8120-8142 PANOLA STREET. (PD 3) (**BD**)
6. **ZONING DOCKET 034/16** – Request by STUART HALL SCHOOL FOR BOYS for an Amendment to Ordinance No. 21,250 MCS (Zoning Docket 38/03) to permit the expansion of an existing school to create outdoor green space in an HU-RD2 Historic Urban Two-Family Residential District, on Square 277, Lots 18, 6-7, 4, B, A, Q, P and an undesignated lot or Lots 18, 4-A, Q-1, and Square 288, Lots 13 and 14 pt. 15 or Lots 13 and 14, in the Seventh Municipal District, bounded by South Carrollton Avenue and Spruce, Dublin and Sycamore Streets. The municipal addresses are 2014-2018 SOUTH CARROLLTON AVENUE, 8121-8127 SPRUCE STREET, AND 8120-8142 PANOLA STREET. (PD 3) (**NK**)
7. **ZONING DOCKET 090/16** – Request by ST. CATHERINE PROPERTIES, LLC for a Conditional Use to permit a bar in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District an AC-3 Arts and Cultural

Diversity Overlay District and an EC Entertainment Corridor Design Overlay District on Square 362, Lot A, in the Third Municipal District, bounded by Saint Claude Avenue and Clouet, North Rampart and Louisa Streets. The municipal address is 3100 SAINT CLAUDE AVENUE. (PD 7) (SL)

8. **ZONING DOCKET 091/16** – Request by 341 BARONNE STREET LLC for a Conditional Use to permit a bar in a CBD-1 Core Central Business District and the rescission of Ord. 21,376 MCS (Zoning Docket 79/03) on Square 263, Lot 4 or half of Lot 4, in the First Municipal District, bounded by Union, Baronne and Perdido Streets and O’Keefe Avenue. The municipal address is 341 BARONNE STREET (ALSO IDENTIFIED AS 339 BARONNE STREET). (PD 1A) (DA)
9. **ZONING DOCKET 092/16** – Request by JEROME WILLIAMS AND WANDA J. WILLIAMS for a Zoning Change from an S-B1 Suburban Business District to an S-B2 Pedestrian-Oriented Corridor Business District on Section 24, Lot 1B4BA, in the Third Municipal District, bounded by Read Boulevard, Morrison and Restgate Roads and Flossmoor Drive. The municipal address is 10060 MORRISON ROAD. (PD 9) (SK)
10. **ZONING DOCKET 093/16** – Request by CITY COULCIL MOTION NO. M-16-298 for a Text Amendment to Article 18. Section 18.16.C.2 of the Comprehensive Zoning Ordinance (CZO) to extend the CT Corridor Transformation Design Overlay District, CT-2 West Bank Corridor Sub-District to include all lots with frontage on Holiday Drive between General DeGaulle Drive and Behrman Place. (PD 12) (BD)
11. **ZONING DOCKET 094/16** – Request by CITY COUNCIL MOTION NO. M-16-304 for a Conditional Use to permit an Accessory Bed and Breakfast in an HURD2 Historic Urban Two-Family Residential District on Square 491, Lots 15 and 14, in the Second Municipal District, bounded by Moss, Vignaud and Ponce De Leon Streets and Esplanade Avenue. The municipal addresses are 1364-1370 MOSS STREET. (PD 4) (BP)
12. **SUDIVISION DOCKET 098/16** - Request by 913 GOVERNOR NICHOLLS, LLC to re-subdivide Lots 24 and 2 into Lot 2-A, Square 82, in the Second Municipal District, bounded by Governor Nicholls, Burgundy, Barracks, and Dauphine Streets. The municipal addresses are 913 GOVERNOR NICHOLLS AND 1215 DAUPHINE STREET. (PD 1b) (BN)
13. **SUDIVISION DOCKET 101/16** - Request by CHRISTOPHER L. COCHRAN, DALE T. DEBRUYNE, AND JAMES BAIRD to re-subdivide Lot B or 7 and a part of Lot 73 into Lots B-1 and 73-A, Square 377, in the Third Municipal District, bounded by North Rampart Street, Saint Anthony Street, Pauger Street, and Saint Claude Avenue. The municipal addresses are 1107 SAINT ANTHONY STREET AND 1801 NORTH RAMPART STREET. (PD 7) (CB)

14. **SUDIVISION DOCKET 109/16** - Request by SCHOEN FUSELIER CO., LLC to re-subdivide Lots A, B, and Pt. 2 into Lots A1, A2, and A3, Square 179, in the Second Municipal District, bounded by North Villere Street, Saint Ann Street, Dumaine Street, and North Robertson Street. The municipal addresses are 813-819 NORTH VILLERE STREET. (PD 4) (SK)
15. **2017-2021 CAPITAL IMPROVEMENT PLAN (CIP) –DRAFT** – To consider the draft plan for recommended capital expenditures for the five year period from 2017 through 2021. (CPC STAFF REQUESTS DEFERRAL UNTIL THE SEPTEMBER 27, 2016 MEETING)

C. OTHER BUSINESS:

16. **CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. (SKK)

OTHER PLANNING MATTERS:

- A. Adoption of minutes of the August 23, 2016 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk